



**EDENTON-CHOWAN
PLANNING AND INSPECTIONS DEPARTMENT**

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Chowan County Planning Board Minutes

July 15, 2003

7:00 p.m.

County Commissioners' Room

Roll call was taken: Lia McDaniel, Roger Spivey, Kathy Williams, Fred Smith, & Jim Leggett

Staff Present: Chief Charles Westbrook, Fire
Elizabeth Bryant, Planning Director

Chairman Roger Spivey called the meeting to order.

The minutes from the June 17, 2003 meeting were approved as written.

Items for Review:

Eden Meadows Subdivision

Ms. Bryant presented the preliminary plat and gave the staff recommendations as follows: 6" water main, 1" tap on each lot, and 1 fire hydrants be installed. All roads should be NCDOT standard. Provide County approved name of subdivision and street. Consider widening pavement from 18' to 20' for adequate fire truck/EMS vehicles. Note if any floodplain is on map. Show intentions for drainage. Show water lines, utilities, septic. Provide \$54.00 review fee.

Mr. Waldo Winslow presented the application on behalf of Top Sale Construction and stated that he agreed with the proposed conditions, and noted those corrections to the preliminary plat requested by the Chowan County Technical Review Committee. Mr. Winslow reviewed the vegetative buffer between the lots and NC 32, the drainage plans, the plans to connect to the Chowan County water system, the lot sizes, the green-space or common area, and the price range and type of residential housing proposed.

Mr. Spivey discussed the additional tax base that would be brought to the County by Mr. Winslow's development, and noted that the design for this subdivision was much safer for motorists and residents rather than having all lots front on NC 32 or Brayhall Road.

Ms. Williams asked if one fire hydrant was sufficient, and Chief Westbrook confirmed that one hydrant would comply with their requirements.

Mr. Winslow stated that the subdivision's roads would be built to NCDOT standard and would be so certified by an engineer, in order that the roads may eventually revert to State maintenance.

Chairman Spivey asked for further comments, and hearing none, a motion to approve the preliminary plat with the conditions of the Technical Review Committee.

Ms. McDaniel so moved, and Ms. Williams gave a second.

The preliminary plat was unanimously approved (5-0)

Old Business

Chowan County Subdivision Regulations -- Family Exemption Policy

Ms. Bryant presented the Board with findings from discussions with Perquimans County Assistant Manager Bobby Darden regarding the family exemption to subdivision regulations. And stated that Mr. John Morehead was unable to attend this meeting of the Planning Board, but would like to attend the August meeting to discuss his findings.

Mr. Spivey also suggested that the County Attorney present his opinion in addition to Mr. John Morehead, to further clarify possible amendment language regarding family exemption.

New Business

Nuisance Code & Zoning Issues

Mr. Spivey asked Ms. Bryant to give the Board an update on the nuisance violation cases facing the County, specifically the hearing given to Mr. David Marx. Ms. Bryant recounted the meeting and noted that Mr. Marx has 30 days to comply to the County's satisfaction, or proceedings with the County Magistrate will begin.

Mr. Spivey detailed the state of things at Chowan Beach with regard to code violations, and Ms. McDaniel spoke about her dealings with the Chowan Beach Property Owner's Association President. They both detailed the dangers of the current situation and lack of organization of the property owners.

With no further business, the meeting was adjourned.